

Village of New Concord
Planning Commission Meeting
Thursday March 17- 6:00 PM

Roll Call

Members Present: Al Chaffee, Jim Dooley, Robert Dickson

Village Officers

Charlotte Colley - Village Administrator, Brent Gates - Zoning Inspector

Approval of the minutes of the September 18 2015 Meeting

Moved by Jim Dooley, Seconded by Robert Dickson- Motion Carried

Old Business:

New Business:

- I) Review of Preliminary Zoning Code Updates from Poggemeyer Design Group
 - A) Randy Mielnik, consultant from Poggemeyer called into the meeting
 - B) Randy explained that many of the changes were revisions of words that we deleted because they were not used in the code, or new words that were added due to specific changes, as well as missing definitions
 - C) Home Occupation
 - 1) Divided into 2 classes
 - 2) Class 1 is for someone working from home that does not have people coming and going
 - a) Example: freelance writer, graphic designer
 - 3) Class 2 is for someone working from home where people come and go
 - a) Example: counselor, piano teacher
 - 4) A permit would not be needed from the village to allow these businesses; however, Charlotte feels that it would be helpful for the village to have a list of all of the permits that a person would need to have: signs, fire inspection, fence, etc.
 - D) District Use and Development Standards
 - 1) Randy explained that it was hard to see inconsistencies in the code before so there is a table now that illustrates code easily-information is now more intentional and better organized
 - E) Lots and Principal Buildings
 - 1) Illustration will go into code showing minimum sizes allowed under the code
 - 2) Discussed possibility of needing another R zone in the future as there is a strong desire for retirement and/or condo housing in the village
 - a) Randy discussed the need for middle housing, which is currently missing from the village
 - b) It was decided that the comprehensive plan would be the place to explore this in more detail
 - F) Accessory Buildings
 - 1) Code tightened to assure no minimum lot footage needed so that buildings can be located closer to the road
 - G) Minimum Floor Area for Dwellings
 - 1) Placed into tables so it is easier to understand
 - H) Sexually Oriented Businesses
 - 1) Code cannot specifically forbid but the code as written now makes it very difficult
 - I) Solar Collection Systems and Free Standing Systems
 - 1) All of this information was available previously, we are just now adding it to the code
 - J) Off Street Parking Requirements

- 1) Code is strengthened to require no more parking than is necessary
- K) Parking Lot Landscaping, Dumpsters and Receptacles
 - 1) Code written to be flexible with landscaping-landscaping can be done in different locations, etc.
 - 2) Agreed that having code for dumpsters is good
- L) Pedestrian Connections in Parking Lots
 - 1) Allows for pedestrian connection between building entrance and parking lot
- M) Lighting
 - 1) Setting standards makes it easier for people coming in with questions about sign lighting
 - 2) Must make sure that language used is content neutral-cannot use the zoning code to limit free speech
 - a) Charlotte will contact Scott Eickelberger about being sure that the language is content neutral

II) Moving Forward

- A) Planning Commission feels that the next step is to take the zoning code to the community and get feedback
- B) Dickson motioned, Dooley seconded motion to hold a public meeting for citizens to provide feedback about the zoning code changes-Dickson, Dooley, and Chaffee vote yes, motion passes
- C) Dooley moves, Dickson seconds, to allow the Village Council to initiate the process to update the Comprehensive Land Use Plan in the year 2016-Dickson, Dooley, and Chaffee vote yes, motion passes

Miscellaneous Business

I) Discussion of Trees Purchased for Rubel Enterprises

- A) Dooley brought forward for discussion the fact that in the 9/18/15 minutes there is an exchange stating that there would not be only one species of tree purchased and that trees would be discussed by the commission.
- B) Charlotte stated that the trees purchased are Crimson Century Maples, which are 25 feet tall at maturity. 16 have been purchased at over \$500 per tree. These trees will work for the drive, but Charlotte states that she has stressed that the rest of the development must be using large and various trees. Charlotte stated that she will make a list of between 5 and 10 trees for them to choose from going forward.
- C) The planning commission is disappointed in the lack of communication and cooperation and feels that this could lead to future plans being questioned. The planning commission states that the Administrator will work with Rubel Enterprises to select trees in the future.

II) April 21, 2016-Next Meeting

- A) Will likely review comprehensive site plan of Garland Commons, which must be approved by the commission before any future construction work can begin
- B) All site plans, comprehensive and/or specific businesses, must be submitted to the Village staff at least 3 weeks before meeting date to ensure proper review time and allow for 10 day site plan review notice to be published in newspaper

Adjournment

- I) Dooley moves to adjourn, Dickson seconds, meeting is adjourned at 7:30 PM.

Al Chaffee: Meeting is adjourned at 7:25 p.m.